039.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,100 / 603,100
					USE VALUE:	603,100 / 603,100
					ASSESSED:	603,100 / 603,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUTTS ERIN HOPE & NANCY MARIE
Owner 2:	
Owner 3:	
Street 1:	14 WHEATON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRUSCO DAVID A & -
Owner 2:	BUTTS NANCY M -
Street 1:	14 WHEATON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1036 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	208,700	800	393,600	603,100
Total Card	0.149	208,700	800	393,600	603,100
Total Parcel	0.149	208,700	800	393,600	603,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 582.14 /Parcel: 582.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25653

GIS Ref

GIS Ref

Insp Date 12/08/18

!3186!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	208,700	800	6,500.	393,600	603,100		Year end	12/23/2021
2021	101	FV	201,300	800	6,500.	393,600	595,700		Year End Roll	12/10/2020
2020	101	FV	201,300	800	6,500.	393,600	595,700	595,700	Year End Roll	12/18/2019
2019	101	FV	178,100	800	6,500.	356,700	535,600	535,600	Year End Roll	1/3/2019
2018	101	FV	178,100	800	6,500.	338,300	517,200	517,200	Year End Roll	12/20/2017
2017	101	FV	178,100	800	6,500.	295,200	474,100	474,100	Year End Roll	1/3/2017
2016	101	FV	178,100	800	6,500.	252,200	431,100	431,100	Year End	1/4/2016
2015	101	FV	177,200	800	6,500.	233,700	411,700	411,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:43:08

LAST REV

Date	Time
05/14/19	14:33:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3186

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRUSCO DAVID A	67184-199		5/2/2016	Convenience	1	No	No		
CRUSCO MARY A,	54424-581		3/19/2010	Family	1	No	No		Mary Crusco dod 7/17/2015
CRUSCO JOHN J &	48566-17		11/28/2006	Family	1	No	No		
	8909-463		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	621	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
6/17/2013	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/18/2000	Measured	197	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	64.	0.95	3									393,598						393,600	

Total AC/HA:	0.14922	Total SF/SM:	6500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	393,598	Spl Credit		Total:	393,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	134.652
Other Features:	66865
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256372
Depreciation:	47685
Depreciated Total:	208687

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

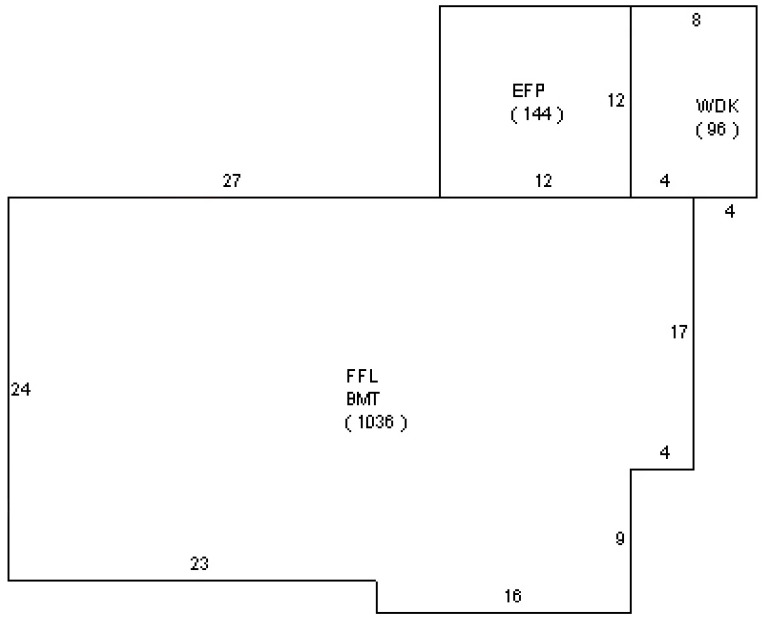
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.65
Special Features:	0	Val/Su Net:	90.27
Final Total:	208700	Val/Su SzAd	201.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,036	40.400	41,850
FFL	First Floor	1,036	134.650	139,500
EFP	Enclos Porch	144	46.010	6,626
WDK	Deck	96	15.960	1,532

Net Sketched Area:	2,312			Total:	189,508
Size Ad	1036	Gross Area	2312	FinArea	1036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	18	A	AV	1990	54.86	T	23.2	101			800			800
2	Frame Shed	D	Y	1	16X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800

IMAGE

AssessPro Patriot Properties, Inc